



4 Swan Avenue, Chirnside, TD11 3TE



Offers Over £279,950

- Spacious Detached House
- Living Room with Bay Window
- Bathroom & Ground Floor WC
- Integral Single Garage
- Landscaped Rear Garden & Sunroom
- 4 Bedrooms (Master with En-suite)
- Breakfasting Kitchen & Dining Room
- Gas Heating & Solar PV Panels
- Well maintained throughout
- Driveway Parking & Front Garden

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Interested In
viewing this property?

Viewing by appointment only with Melrose & Porteous

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LOCATION:

Set in the village of Chirnside which lies in the heart of the Berwickshire countryside, there is a good selection of local amenities including a co-op, newsagents, post office, garages, and pharmacy. The village also offers a range of recreational facilities including tennis court, football pitches, bowling club and boxing club. There is a striking art-deco primary school in Chirnside with secondary schools in Duns and Eyemouth. There is also great transport links with the A1 trunk road approx. 8 miles away and a regular bus service to Berwick-upon-Tweed, Duns, Eyemouth and Galashiels. The mainline railway station at Berwick-upon-Tweed provides a fast link to London in under 4 hours, Edinburgh in under 1 hour and Newcastle in under 1 hour. Berwick-upon-Tweed is about 8 miles from the village and provides a wide range of supermarkets, independent retailers, hotels, restaurants, pubs and a weekly market.

DESCRIPTION:

A spacious, detached house, this property is one of the larger four-bedroom designs on this popular Persimmon development in Chirnside. Ideally positioned, it overlooks the green and offers far-reaching views over rooftops towards the Cheviot Hills. The generous lounge features a large south-facing bay window, filling the space with natural light. There is also a separate dining room and a kitchen / breakfast room that stretches along the rear of the property. Additional benefits include an integrated garage with internal access from the hallway, a utility room, and a ground-floor WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom. The exceptionally spacious master bedroom boasts built-in wardrobes, a south-facing bay window, and an en-suite shower room. Presented in immaculate condition throughout, the property also benefits from double glazing, gas central heating, and PV solar panels.

EXTERNALLY:

The front garden is small but neatly maintained, featuring a driveway / parking for several cars leading to an integral single garage. The rear garden is fully enclosed and has been landscaped by its present owner. The garden has a patio area direct from the house with a lawn and a tiered garden area planted with shrubs and trees with an attractive retaining small drystone wall. There is a large summer house in the corner and several raised beds.

SERVICES:

Mains Electricity, Gas, Water & Drainage. Solar PV Panels.

IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape



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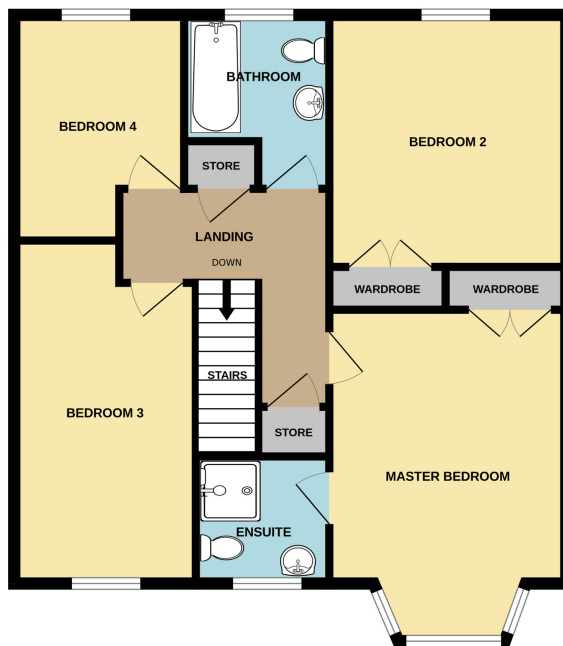
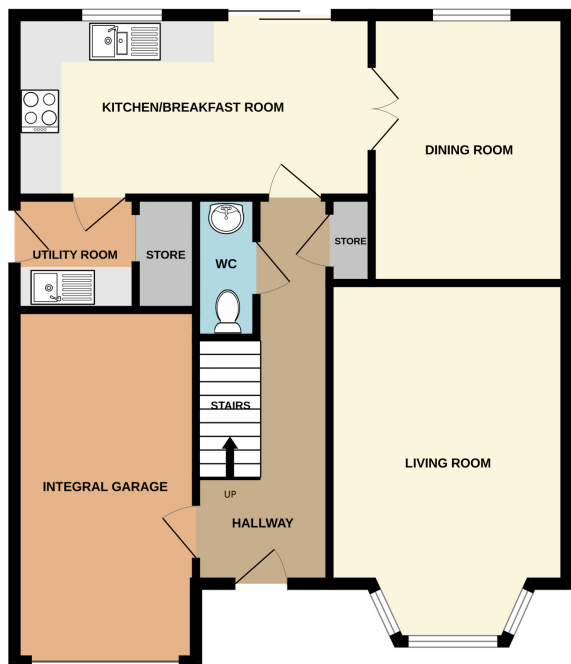
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FLOOR PLAN:

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- HALL (5.59M X 1.96M) at widest
- WC (2.05M X 0.81M)
- DINING ROOM (3.92M X 2.85M)
- INTEGRAL GARAGE (5.14M X 2.51M)
- BEDROOM 1 (3.46M X 4.74M) into bay window
- BEDROOM 2 (3.69M X 3.47M)
- BEDROOM 3 (3.08M X 2.43M) at widest
- LIVING ROOM (3.47M X 5.15M) into bay window
- KITCHEN (5.20M X 2.65M)
- UTILITY ROOM (2.53M X 1.64M)
- LANDING (L-SHAPED)
- EN-SUITE SHOWER ROOM (1.99M X 1.88M)
- BATHROOM (2.55M X 2.11M)
- BEDROOM 4 (5.19M X 2.57M) at widest

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